



REUTERS REIT.DI

BLOOMBERG REIT:DU

Q3 2016

All information as at 30 September 2016 unless otherwise stated.

IN BRIEF

REIT INCORPORATION
14 November 2010

REIT LISTED SINCE
8 April 2014

MARKET CAPITALISATION
USD 333m

ORDINARY SHARE ISSUED
299,620,541

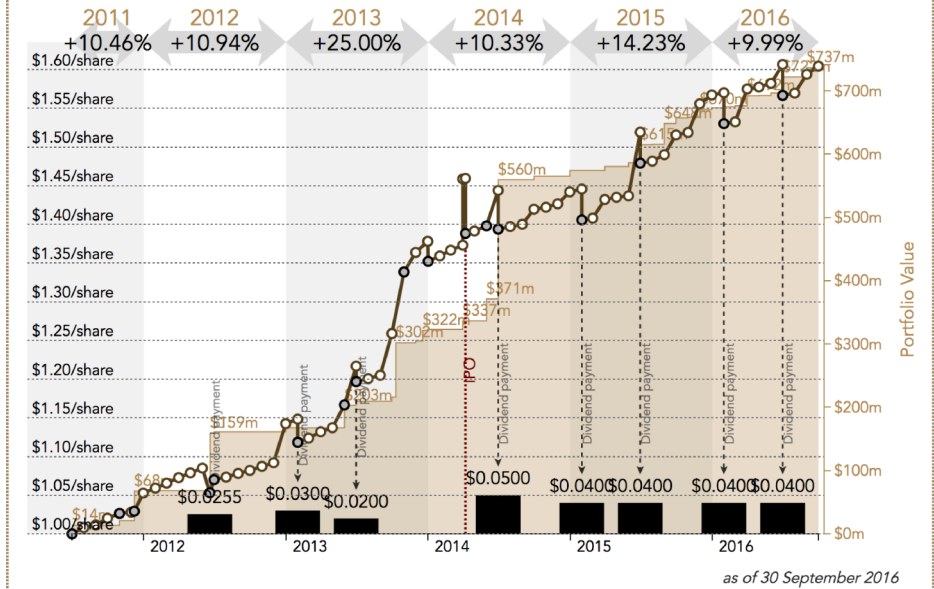
SHARE PRICE*
USD 1.11

NET ASSET VALUE
USD 481 m - AED 1.8 bn

NAV PER SHARE**
USD 1.6045

* Source: Nasdaq Dubai, price at close 29 Sept. 2016
** Net Asset Value

PERFORMANCE



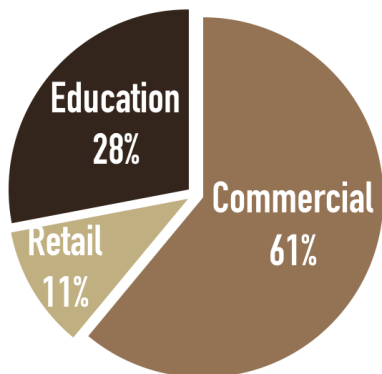
NAV per Share is calculated by the REIT administrator. Growth rates are adjusted for dividends and annualized. For 2011, 2012 and 2013, the NAV per share was calculated in accordance with the REIT's Articles of Association not IFRS. For 2014 and afterwards, the NAV has been calculated in accordance with IFRS. The historical NAV per Share data presented in the figure above have been adjusted to reflect the sub-division of Shares by a factor of 100 on 26 January 2014.

PORTFOLIO OVERVIEW

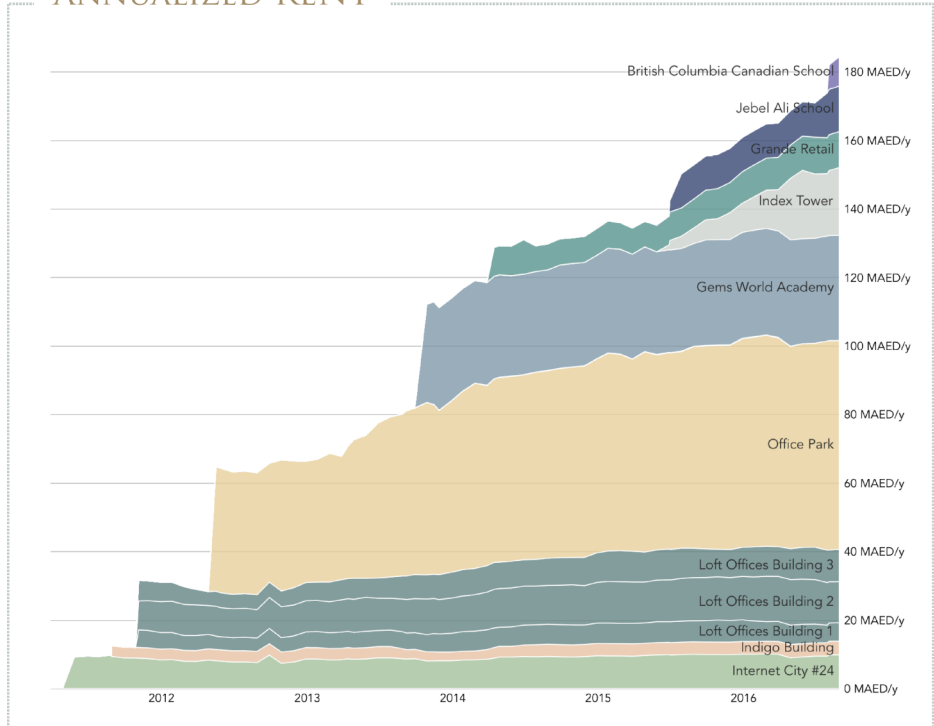
MARKET VALUE
USD 742 m - AED 2.7 bn

NET LEASABLE AREA
1,969,938.98 sqft - 183,013 m²

INCOME PER MARKET SECTOR



ANNUALIZED RENT



TIME-LINE

Q2 2015

30 June
Dividend
Distribution
USD 0.04 per share

Q3 2015



03 August
Acquisition
Jebel Ali
School

Q1 2016

31 January
Dividend
Distribution
USD 0.04 per share

Q2 2016

30 June
Dividend
Distribution
USD 0.04 per share

Q3 2016



31 August
Completion
of
Jebel Ali
School



NAV RECONCILIATION OF MOVEMENT

	Total USDm	Per share USD
NAV as at 31 December 2015	469.56	1.57
Movement in property values H1	18,81	0.06
Dividend	(23.97)	(0.08)
Net profit for H1 ⁽¹⁾	4.98	0.02
NAV as at 30 June 2016	469.38	1.57
Movement In property values Q3 2016	8.56	0.02
Net profit for Q3 2016 ⁽²⁾	2.79	0.01
NAV as at 30 September 2016	480.73	1.60

(1) Net profit excluding net revaluation gains included in the income statement in the six months to 30 Jun. 2016.

(2) Net profit excluding net revaluation gains included in the income statement for the three months to 30 Sep. 2016.

FINANCIAL POSITION

	IN USD'000	30 SEP. 2016	31 DEC. 2015	CHANGE
		UNAUDITED	AUDITED	
INVESTMENT PROPERTY		741,584 ¹	673,227	+10%
TOTAL ASSETS		773,174	741,344	+4%
EQUITY		480,729	469,566	+2%
LIABILITIES		292,445	271,778	+8%
NAV PER SHARE	USD 1.6045		USD 1.5672	+2%
LOAN TO VALUE		35%	35%	+0.1pp

(1) includes the investment property portfolio of USD 739.7 million together with capitalised costs relating to Investment Properties under redevelopment and fit out of USD 1.8 million and investment properties under construction of USD 0.09 at 30 September 2016 (31 December 2015: USD 668.15 million, USD 1.9 million and USD 3.2 million respectively).

INCOME AND EARNINGS

IN USD'000	THREE MONTHS ENDED			NINE MONTHS ENDED		
	30 SEP. 2016	30 SEP. 2015	CHANGE	30 SEP. 2016	30 SEP. 2015	CHANGE
	UNAUDITED	UNAUDITED		UNAUDITED	UNAUDITED	
PROPERTY INCOME	12,695	10,741	+18%	36,314	29,822	+22%
NET RENTAL INCOME	8,918	7,319	+22%	25,304	20,457	+24%
NET PROPERTY INCOME	17,475	15,999	+9%	52,667	60,668	-13%
OPERATING PROFIT	13,709	12,638	+9%	41,648	50,615	-18%
FINANCE COST, NET	(2,364)	(1,713)	+38%	(6,515)	(4,577)	+42%
NET PROFIT	11,345	10,926	+4%	35,133	46,038	-24%
FUND FROM OPERATIONS*	2,788	2,245	+24%	7,770	5,827	+33%
EPS (USD)	0.0379	0.0365	+4%	0.1173	0.1537	-24%

* excluding revaluation gains

HIGHLIGHTS

- ◆ Strong growth in Portfolio Value, Income, FFO and NAV
- ◆ Continuing strong rental growth and conversion of rental potential into contracted cash flow
- ◆ Strong operational progress in Q3 2016
- ◆ New business development opportunities

The NAV as at 30 September 2016 has increased to USD 480.7 million equating to a NAV per share of USD 1.6045.

The total Portfolio Value increased by 10% in Q3 2016 to USD 741.6 million. This increase was largely driven by the completion of the Jebel Ali School and further improvements in occupancy at Index Tower.

The total occupancy of the portfolio at the end of Q3 2016 has increased to 80% compared to 75% in Q3 2015.

Property income for Q3 2016 was up 18% compared to Q3 2015, a year-over-year increase of 21% for the nine month period ended 30th September 2016.

The increase in property income is largely attributable to improved occupancy at Index Tower Offices (now 24% vs 9M16: 4%) and Jebel Ali School (completed in sept. 2016).

The outstanding debt at the end of Q3 2016 was USD 269 million. This represents an LTV of 35% which is well below the regulatory maximum of 50%.

As post period activity, the Islamic financing facilities of AED 197m (USD 54m) agreed with Noor Bank will allow the development of the British Colombian Canadian School and further acquisitions.

CONTACT

For further details, please visit our website or contact us.

www.reit.ae

ir@reit.ae

+971 4 405 7348

DISCLAIMER

Due to rounding, numbers presented throughout this section may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures. The summary financial information presented is extracted from the unaudited management accounts.